

**ORDINANCE NO. 20050623-Z010**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9600 ESCARPMENT BOULEVARD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial-conditional overlay (GR-CO) combining district to commercial-liquor sales (CS-1) district on the property described in Zoning Case No. C14-05-0061, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.069 acre tract of land (3016 square feet), more or less, out of Lot 5, Block B, Escarpment Village Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

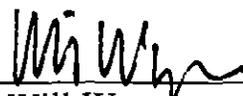
locally known as 9600 Escarpment Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on July 4, 2005.

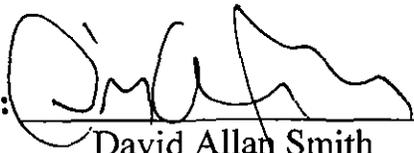
**PASSED AND APPROVED**

\_\_\_\_\_  
June 23, 2005

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\_\_\_\_\_  
  
Will Wynn  
Mayor

**APPROVED:**

\_\_\_\_\_  
  
David Allan Smith  
City Attorney

**ATTEST:**

\_\_\_\_\_  
  
Shirley A. Brown  
City Clerk

MAY 31, 2005                      JOB NO. 536-13  
 CLIENT: ESCARPMENT VILLAGE, L.P.  
 TWIN LIQUORS ZONING

FIELD NOTE NO. 536-15R1  
 PROJECT: ESCARPMENT VILLAGE  
 COA GRID NO. B-16

**EXHIBIT A**  
 FIELD NOTES

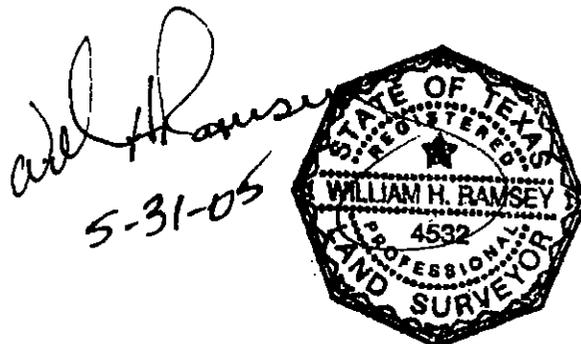
A DESCRIPTION OF 0.069 ACRE (3016 SQUARE FEET) OF LAND BEING A PORTION OF LOT 5, BLOCK B, ESCARPMENT VILLAGE, A SUBDIVISION WHOSE PLAT IS RECORDED IN DOCUMENT NO. 200400299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.069 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature on the west right-of-way (R.O.W.) line of Escarpment Boulevard, 120 feet in width dedicated by said plat, being the east line of said Lot 5 from which a 5/8 inch iron rod with plastic cap marked "RPLS 4532" set for a point of curvature on said west R.O.W. line bears N13°41'29"E, 248.77 feet;

THENCE crossing said Lot 5 N36°34'39"W, 192.17 feet to the POINT OF BEGINNING and southeast corner of the herein described 0.069 acre;

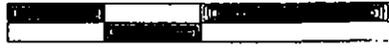
THENCE continuing to cross said Lot 5 along the south, west, north and east lines hereof the following four (4) courses:

1. N71°51'46"W, 80.46 feet to a point,
2. N18°08'14"E, 37.48 feet to a point,
3. S71°51'46"E, 80.46 feet to a point, and
4. S18°08'14"W, 37.48 feet to the POINT OF BEGINNING containing 0.069 acre (3016 square feet) of land.



**LEGEND**

- ⊙ - 1/2" IRON ROD FOUND
- - 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
- △ - CALCULATED POINT
- TCRPR - TRAVIS COUNTY REAL PROPERTY RECORDS
- TCPR - TRAVIS COUNTY PLAT RECORDS
- OPRTC - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY

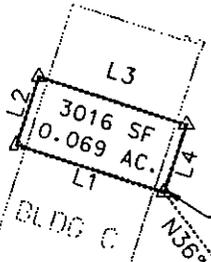


LOT 2  
BLOCK B

ESCARPMENT VILLAGE  
DOC. NO. 200400299  
OPRTC

PIPELINE EASEMENT  
KINDER MORGAN  
TEXAS PIPELINE, L.P.  
DOC. NO. 2003153649  
OPRTC

LOT 4



LOT 5

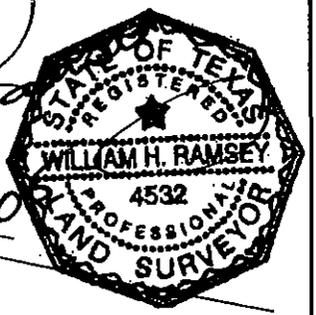
ESCARPMENT BOULEVARD  
(120.00' R.O.W.)  
2.030 AC.

10' ELECTRIC & TELECOMMUNICATIONS EASEMENT

POINT OF COMMENCING

SLAUGHTER LANE  
(120' R.O.W.)  
VOL. 9457, PG. 80

*William H. Ramsey*  
5-31-02



LINE	DIRECTION	DISTANCE
L1	N71°51'46"W	80.46
L2	N18°08'14"E	37.48
L3	S71°51'46"E	80.46
L4	S18°08'14"W	37.48

CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	1152.84	14°25'19"	4580.00	N80°44'12"W	1149.80
C2	251.00	92°46'59"	155.00	N60°04'58"E	224.46

**RAMSEY LAND SURVEYING, L.L.C.**

8718 SOUTHWEST PARKWAY  
P.O. BOX 92768  
AUSTIN, TEXAS 78709-2768  
PHONE (512) 301-3398  
FAX (512) 301-9395  
r1survey@flash.net

SKETCH TO ACCOMPANY  
FIELD NOTE NO. 536-15R1

536-536-15.DGN 03-23-05 MCO REV. 05-31-05 CAP

